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CLARK COUNTY
WASHINGTON

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**CLARK COUNTY PLANNING COMMISSION
PUBLIC HEARING
THURSDAY, MAY 20, 2004**

**5:00-6:00 p.m.
PC WORKSESSION
BOCC TRAINING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA**

**6:30 P.M. - PUBLIC HEARING
BOCC HEARING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING, 6TH FLOOR
1300 FRANKLIN STREET
VANCOUVER, WA**

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL & INTRODUCTION OF GUESTS**
- III. GENERAL & NEW BUSINESS**
 - A. Approval of Agenda for May 20, 2004
 - B. Communications from the Public

IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:

A. ADOPT AN AMENDMENT TO CCC TITLE 40, CLARK COUNTY UNIFIED DEVELOPMENT CODE:

Clark County adopted CCC Title 40, the Clark County Unified Development Code, effective January 1, 2004. Five sections, Sections 40.630.080 through 40.630.120 which should appear at the very end of Title 40, were inadvertently left out. This is not new ordinance language. Previous to the adoption of Title 40, these sections were Sections 18.65.150 through 18.65.180.

The draft ordinance is available on the county's web page at www.clark.wa.gov under Community Development/Long Range Planning/ Title 40 Unified Development Code/40.630.080-120.

Staff Contact: Gordy Euler, (360) 397-2375, Ext. 4968.

B. 2004 Dockets-(Site Specific Requests) amending the 20-Year Growth Management Comprehensive Plan:

D2003-071 (Hilberg, Mildred & Woodruff, V.) The property owners are seeking to redesignate and rezone parcels 105459-010, 105459-005, 105459-000, and 105455-000 for a total of approximately 8.5 acres from Community Commercial (C-3) to Urban Medium (R-18) located in the vicinity of NE 94th Avenue and NE 76th Street. Staff Contact **Sandra Towne, (360) 397-2375, Ext. 4544**

D2003-029A (Poulsbo RV Center) The property owners are seeking to redesignate and rezone parcels 117800-000, 181901-000, 181938-000, 181942-000 for a total of approximately 7.65 acres from Community Commercial (C-3) to General Commercial (CH) located on Union Ridge Road near the intersection of NE 179th Street and Interstate-5. Staff Contact **Sandra Towne, (360) 397-2375, Ext. 4544**

D2004-136 (Jollies's Restaurant/tavern) The property owners are seeking to redesignate and rezone parcels 181932-000, 181979-000, 181914-000 for a total of approximately 3.10 acres from Community Commercial (C-3) to General Commercial (CH) located at eastern intersection of NE 179th Street and Interstate-5. Staff Contact **Sandra Towne, (360) 397-2375, Ext. 4544**

D2002-005 (Barrus et al) The property owners are seeking to redesignate and rezone parcels 106399-000, 106398-000, 106390-000, 106387-000, 106372-000, 156252-000 for an approximate 4.17 acres from Urban Low (R1-6) to Light Manufacturing (ML) located at the 5800 block of NE 78th Street. Staff Contact **Sandra Towne, (360) 397-2375, Ext. 4544**

D2002-003-043A (Vis) The property owners are seeking to redesignate and rezone parcel 185726-000 for an approximate 2.5 acres from Urban Medium (R-18) to Light Manufacturing (ML) located at 14019 NE 10th Avenue. Staff Contact **Sandra Towne, (360) 397-2375, Ext. 4544**

D2003-008AA (Crossroads Community Church) The property owners are seeking to redesignate and rezone parcels 105620-000, 105626-000, 105627-000, 105630-000, 105710-000, 105712-000, 105714-000, 105720-000, 105720-001 for approximately 21.51 acres from Urban Medium (R-18) to Community Commercial (C-3) located at 7708 NE 78th Street. Staff Contact: **Sandra Towne, (360) 397-2375, Ext. 4544**

D2004-130 (Port of Camas/Washougal) The property owner is seeking to redesignate and rezone parcels 175050-000, 175464-000, 175471-000, 175478-000, 175479-000, 175495-000, 175534-000, 175535-000, 175474-000, 175476-000 for approximately 84 acres from Rural District (R-5) to Airport (A) located on NE 267th Avenue. Staff contact **Sandra Towne 360-397-2375 ext 4544.**

D2001-001 (Affordable Community Environment) The property owner is seeking to correct a mapping error for parcel 104600-000 to redesignate and rezone the eastern portion from Mixed Use (R-22) to be consistent with the larger portion of the parcel zoned Neighborhood Commercial (C-2). Also the applicant is seeking to redesignate and rezone parcel 104530-004 from Mixed Use with a zone of (R-22) to Neighborhood Commercial (C-2). These parcels are located at 7301 NE 94th Street and 9703 Covington Road. Staff Contact: **Gordon Euler, (360) 397-2375, Ext. 4968**

D2001-029 (Haagen G.) The property owner is seeking to correct a mapping error to redesignate and rezone a portion of parcel 164557-000 from Urban Low (R1-5) to Community Commercial (C-3) to be consistent with the larger portion of the parcel. These parcels are located on NE 164th Avenue between NE 9th Street and NE 8th Street. Staff Contact: **Gordon Euler, (360) 397-2375, Ext. 4968**

D2004-132 (Semmler) The property owner is seeking to redesignate and rezone a portion of parcel 097740-000 from Urban Medium (R-18) to Urban Low (R1-6) located at 2915 NE 99th Street. Staff Contact: **Gordon Euler, (360) 397-2375, Ext. 4968**

D2004-131 (Ki & Kung) The property owner is seeking to correct a mapping error to redesignate parcel 189205-000 from Urban Low to Community Commercial to be consistent with the underlying zoning of (CL). The parcel is located at 10115 NE Hazel Dell Avenue Staff Contact: **Gordon Euler, (360) 397-2375, Ext. 4968**

V. OLD BUSINESS

VI. NEW BUSINESS

VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

VIII. ADJOURNMENT

SUBMISSION OF WRITTEN TESTIMONY:

*If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least **ten** copies for the record (seven copies for Planning Commission and three copies for staff).*

E-MAIL TESTIMONY:

*Testimony can be e-mailed to the Planning Department at the following e-mail address: sonja.wiser@clark.wa.gov **PLEASE NOTE:** All e-mails need to be received by **12:00 noon** the day of the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record.*

FAXED TESTIMONY:

*Testimony can be faxed to the Planning Department at **759-6278**, Attn: Sonja Wiser, Administrative Assistant. All correspondence should be faxed **by 12:00 noon** the day of the public hearing in order to give staff adequate time for xeroxing and distribution.*

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify Clark County Planning of any special physical or language accommodations you may need as far in advance of meeting date as possible. Assistive listening devices are available for the deaf, hard of hearing and general public use. To request these arrangements, please contact Sonja Wiser at 397-2375, Ext. 4105.

HEARING COVERAGE:

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or www.cvtv.org